

MINUTES

MANSFIELD PLANNING AND ZONING COMMISSION

Regular Meeting, Monday, March 3, 2008

Council Chambers, Audrey P. Beck Municipal Building

Members present: R. Favretti (Chairman), B. Gardner, J. Goodwin, R. Hall, K. Holt, P. Kochenburger,

P. Plante, B. Ryan,

Alternates present: M. Beal, L. Lombard, B. Pociask

Staff present: G. Padick (Director of Planning)

Chairman Favretti called the meeting to order at 7:19 p.m. and appointed alternate Pociask to act.

Minutes:

2/19/08- Hall MOVED, Plante seconded, to approve the 2/19/08 minutes as written.

MOTION PASSED with all in favor except Gardner, Goodwin and Kochenburger who disqualified themselves. Pociask noted that he listened to the tapes.

Scheduled Business:

Zoning Agent's Report

Noted

Old Business:

1. Request for Site Modification: Paideia Amphitheatre Project, File #1049-7
Pociask disqualified himself; Beal was appointed to act. After the clarification of certain details by John Alexapolous, Paideia's landscape architect, regarding the 2-28-08 elevations submitted, Kochenburger MOVED, Holt seconded, that the PZC Chairman and Zoning Agent be authorized to approve revisions to the Greek Amphitheater/Exhibit area project at 28 Dog Lane as described in 12/7/07 and 12/8/07 communications from I. Tomazos and as described on a site plan revised to 12/12/07, a landscape plan revised to 12/11/07 and elevation plans dated 2/28/08. This authorization is subject to the following conditions:

The only work authorized at this time is the placement of fill and stone within the theater, the installation of theater seating, the completion of a ramp to the stage area and associated drainage and sediment and erosion control work. No additional work shall take place until architectural plans for the altered exhibit area structure have been approved by the PZC.

Except for the modification revisions and the specific work requested and authorized by this approval, plans and conditions of approval cited in the PZC's 9/3/02 Special Permit approval and subsequent 7/21/03 action shall remain in effect.

All applicable Building and Fire Code requirements shall be met.

MOTION PASSED with all in favor except Pociask who disqualified himself.

2. PZC-Proposed revisions to the Zoning Map and Zoning Regulations, File #907-30

Tabled due to a 3/17/08 scheduled Public Hearing.

New Business:

1. New Resubdivision application, 9 Proposed lots off of Dodd Road (Quiet Meadow), L. LaGuardia o/a File #1108-2

Holt disqualified herself and chairman Favretti appointed alternate Beal to act. Goodwin MOVED, Hall seconded, to receive the resubdivision application File #1108-2, submitted by Lynne LaGuardia, for a nine (9) lot resubdivision, Quiet Meadow, on property located at 34 Dodd Rod, owned by the applicant, as shown on plans dated 2/1/08, and as described in other application submissions, and to refer said application to the staff, Open Space Preservation Committee, Parks Advisory Committee, Conservation Commission and Town Council for review and comments, and to set a Public Hearing for April 21, 2008. MOTION PASSED, with Holt disqualified.

2. Request for bond release, Aurora Estates/Jackson Lane, File # 1231

Holt MOVED, Hall seconded, that the Planning and Zoning Commission authorize the Director of Planning to take appropriate action to release the maintenance bond for public improvements in the Aurora Estates Subdivision. Prior to the return of bond funds, it shall be confirmed that silt fencing has been removed. MOTION PASSED UNANIMOUSLY.

3. Request for Open Space/trail Modification, Beacon Hill Estates Subdivision, File #1214-2

Padick summarized his memo and gave a brief background. After extensive discussion between members and Attorney Bacon, Hall MOVED, Holt seconded, that pursuant to provisions contained in Section 6.13 of the Subdivision Regulations, the Planning and Zoning Commission hereby approves a reduction in the size of lot 11 of the Beacon Hill Estates Subdivision, the associated conveyance of a strip of land to the Town of Mansfield and the construction of a new segment of trail; and the elimination of a pedestrian easement on lot 9, as depicted on a two page set of plans dated 1/08 as prepared by Messier and Associates, Inc. This approval is subject to the following conditions:

1. The strip of land to be deeded to the Town shall be widened to 25 feet and delineated with boundary markers and the Town's open space markers on trees or cedar posts. Final maps shall be revised to incorporate these revisions.
2. All trail work shall be completed by June 1, 2008. The nature of trail improvements shall be approved by the Director of Planning and Assistant Town Engineer based on PZC approved mapping details. The segment along the 50 foot right of way to adjacent land shall be clearly defined along its entire length and clearly noticed at the intersection of Beacon Hill Drive. The future driveway to lot 11 shall be clearly separated from the trail with large boulders or other means acceptable to the Director of Planning.
3. The 1/08 maps as revised shall be filed on the land records and a Notice of Subdivision Conditions shall be filed and appropriately indexed to alert future lot owners of these revisions.

MOTION PASSED with all in favor except Goodwin who was opposed.

4. College Park Condominium Association-Septic System

Padick briefed the Commission noting that the College Park Condominium Association's septic system is failing. Their engineer has determined that in order to meet Connecticut's D.E.P. requirements, they would need to construct a new septic system on Town owned open space located in Dunham Town Forest. Padick is expecting a formal request to be submitted to the Town Council which will then be referred to the Planning and Zoning Commission.

Reports of Officers and Committees:

Favretti noted the 3-5-08 Regulatory Review Committee Meeting is cancelled. A rescheduled date is yet to be determined. Favretti also noted a 3-13-08 Field Trip at 2:00 p.m., and he also encouraged members to attend the "Water Wise" meeting of the League of Women Voters on 3/5/08.

Communications and Bills:

Items were noted.

Adjournment:

Favretti declared the meeting adjourned at 8:00 p.m.

Respectfully submitted,

Katherine K. Holt, Secretary